

September 6, 2007

Planning Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Special Use Permit for 212 Las Vegas Boulevard, APN:
139-34-610-024

We are requesting a Special Use Permit for relocating the pawn shop from 119 North Fourth Street to 212 Las Vegas Boulevard. The proposed parcel is zoned Commercial which is the appropriate zoning for our intended use.


In the current location, 119 Fourth Street, that we are relocating there is one Financial Institution that we are aware of within 1000 feet. In the new location this same Financial Institution will still remain within 1000 feet. Therefore we are requesting a waiver of the separation requirement.

We are submitting photos of the existing building as well as photos of the proposed remodeling and enhancements to the subject building. We are enclosing an initial option for final building appearance. We plan to meet with Councilman Reese to discuss his preference for building enhancement options. Along with greatly improving the 212 Las Vegas Boulevard building which has been vacant for approximately thirteen years this relocation enables us to greatly improve on the appearance of the pawn store we recently purchased.

We will use the upstairs for office space as it was previously used and the downstairs, which was occupied as a retail bank, will be used for the pawn store business. It appears the parking available for this building was up to code when the building was built in 1956. It is my understanding, from my conversation with Jim Marshall on this date, that even though available parking on this lot does not meet standard code requirements, because it is in a downtown area where other public parking is available a parking variance is not required. The email referencing this conversation is enclosed. In addition a large majority of the pawn store business occurs from walk in customers. The location we are relocating from Fourth Street does not have any on site customer parking.

I can be reached at 497-1226 if you have any questions.

Thank you,


Craig McCall

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